Provincial Capital Commission

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Province of British Columbia

CHAIRMAN: K. A. S. HILL

Provincial Capital Commission

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Hon. Hugh A. Curtis
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Honourable H. A. Curtis
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Minister Responsible
Parliament Buildings
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Dear Mr. Minister:

On behalf of the Provincial Capital Commission I have the pleasure to submit the Annual Report of the Commission for the year ending 31st March 1985.

Respectfully submitted

K. A. S. Hill
Chairman

Province of
British Columbia

Ministry of
Finance

Parliament Buildings
Victoria
British Columbia
V8V 1X4

OFFICE OF THE MINISTER

It is a pleasure to add a few comments to this Annual Report.

The Provincial Capital Commission - and its predecessor, the Capital Improvement District Commission - has over 29 years, established an outstanding reputation for service to all parts of the Capital Region.

One can look in almost every part of this area and note some project undertaken by the Commission, either on its own, or in conjunction with a municipality.

The Capital Region is more attractive, more interesting and enjoyable as a place in which to live and visit, as a result of the dedicated work of the Commission and its volunteer members.

Hugh A. Curtis,
Minister of Finance,
M.L.A., Saanich and the Islands

Chairman's Message

The past year has been an eventful one for the Provincial Capital Commission.

We now have a full 13 person board as a result of several appointments which were confirmed during the year. Chairman P.D.P. Holmes resigned for personal reasons and I was honoured to accept Mr. Curtis' offer to assume the Chairman's role. Our Vice-Chairman Lawrie Wallace resigned from the Executive Committee and was replaced by Pamela Charlesworth.

Our Commission has had a busy year with several major projects approaching completion following many years of work and planning. One of the many significant projects involved a study to identify the activities and expenditures of the Commission from the time of its inception in 1956 as the Capital Improvement District Commission. Even Commission members were surprised at the number of significant high profile environment enhancing projects (approximately 90) which have been completed. While many will be aware of the Commission's work in the Inner Harbour and on the Scenic Drive probably only a few are aware of the involvement with projects such as Mount Tolmie, the Chinatown Gate, the Gorge Waterway and the West Bay Walkway.

An extremely important decision was taken in December 1984 when the Provincial Secretary, the Honourable James Chabot, announced that St. Ann's Academy was designated as a Provincial Heritage Site. An application for Federal designation has been placed before the National Historic Sites and Monuments Board.

The Provincial Capital Commission has undertaken its important mandate in a very quiet, cooperative and unassuming manner. While that will continue, the Commission recognizes the need for and value of informing Citzens

of the Province of the Commission's fine work. This Annual Report is but one step in that direction.

K.A.S. Hill
Chairman

Provincial Capital Commission

Standing left to right: Mr. Wilfrid Lougher-Goodey, Ald. Eric Simmons (Victoria), Mr. Walter Creed, Mr. Mel Couvelier (Mayor of Saanich), Ald. Philip Ross (Esquimalt), Mr. David Terrell, Dr. Ron Grant, Ald. Gordon Holms (Oak Bay).
Seated left to right: Mrs. Pam Charlesworth (Vice-Chairman), Mr. Ken Hill (Mayor of Esquimalt) (Chairman), Mr. Lawrie Wallace.
Missing from photo: Ald. Janet Baird (Victoria), Mr. Tim Hackett.

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Provincial Capital Commission

History

The Provincial Capital Commission, since its inception in 1956, has been responsible for a designated area known as the Capital Improvement District. In addition to the City of Victoria and the Municipalities of Esquimalt, Oak Bay and Saanich the designated area now includes the whole of the Saanich peninsula and part of the Western Communities. The Commission's mandate today, just as it was during the years it operated under its original name—The Capital Improvement District Commission—is to protect and enhance those amenity values of Greater Victoria and its approaches that are appropriate for the Capital City of the Province of British Columbia.

The Provincial Capital Commission, as the name suggests, is the British Columbia counterpart of the National Capital Commission in Ottawa. While the N.C.C. has sweeping powers and a budget to match, the P.C.C., in pursuit of its goals and with approving authority only in the case of proposed developments on Provincial Crown Land, relies heavily upon its example, good offices and the cooperation of all the member municipalities, the Capital Regional District and all levels of senior government.

The Commission, in accordance with the Capital Commission Act, has a 13 member board which includes five seats filled by nominees of the four core municipalities and eight appointed by the Province—all chosen for the experience and expertise they can bring to bear in furthering the needs of the Capital Improvement District. Any one of the 13 members may be appointed by the Province to the position of Chairman.

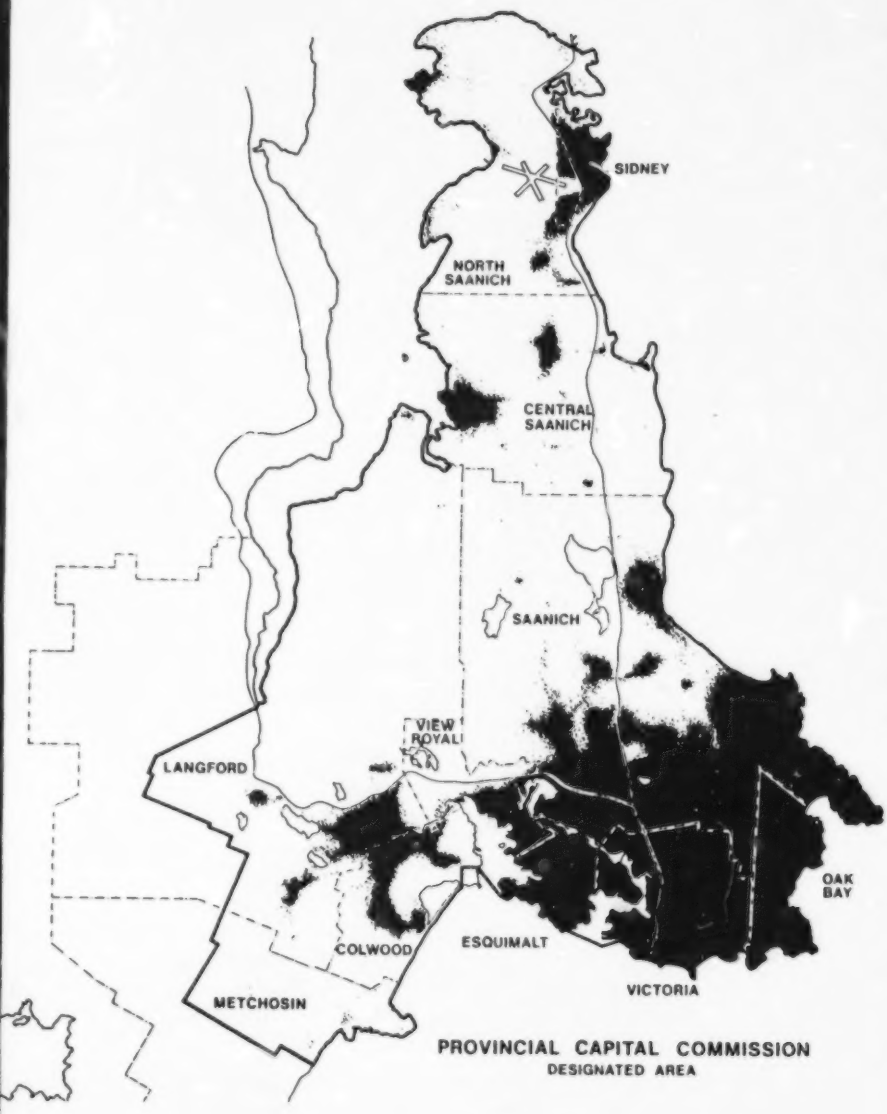
Traditionally the Commission has funded, wholly or in part, construction and development work for improvement and beautification projects initiated by member municipalities

in the designated area. This is still a major area of Commission activity, and has been augmented in recent years by extensive improvements initiated by the Commission itself. A small resource group was established in 1977 by the Minister Responsible to attend to such Commission initiatives and to assist the Commission in the day to day management of a portfolio of 'special interest' properties entrusted to it by the Province. Since completion in 1957 of its very first project, which consisted of improvements to part of the Dallas Road waterfront, the Commission, in cooperation with the Municipalities of Victoria, Esquimalt, Oak Bay, Saanich, and latterly Sidney, North Saanich and Central Saanich, has spent or committed almost $8 million for improvement projects.

Again in recent years the 'special interest' properties have become a very important part of the Commission's responsibilities. The Commission was the agency through which the Province chose to achieve the rehabilitation of the derelict Crystal Garden facility, and it was to the Commission that the Province looked in seeking appropriate stewardship of the former St. Ann's Academy campus, which will undergo a phased program of renovation and restoration. 'Special interest' projects traditionally have been accomplished through specially warranted Provincial funding over and above the Commission's annual appropriation from the Province for approved improvement/beautification projects.

Because of its key contribution to the heart of Victoria, the Inner Harbour, and more particularly the Inner Basin, has always enjoyed centre stage attention. The Commission, with title to major waterfront properties on both the Wharf Street and Belleville Street flanks, endeavours to ensure that future development in this area will be in keeping with the impressive surroundings.

An illustrated record of the work of the Commission is in preparation and is expected to be published to mark the 30th year of Commission activity.



PROVINCIAL CAPITAL COMMISSION
DESIGNATED AREA

Goals and Objectives

In order to ensure that its mandate is carried out the Provincial Capital Commission has established a series of goals (what we want to achieve) and objectives (methods of achievement). They are:

GOALS:

A. Enhancement of the amenities and environment in the Capital Improvement District (i.e. Greater Victoria) for the benefit of B.C. residents and visitors to the Province.

B. Protection and enhancement of arterial approaches to Greater Victoria.

C. Respond to requests by the Government for the undertaking of Special Projects.

OBJECTIVES:

I. Promotion and/or support of beautification efforts, by others, which maintain or enhance amenities in the Capital Improvement District.

II. Protection of aesthetically pleasing natural and/or man-made environments in the Capital Improvement District.

III. Development of public amenities in the Capital Regional District.

IV. Supplementing, coordinating and assisting other agencies within the Capital Improvement District with respect to activities which affect the public amenity values of the District and arterial approaches thereto.

V. Review and comment on (vet) plans for disposal and/or alteration of any land, building or other work owned by the Province in the Capital Improvement District.

VI. Purchasing, acquiring and holding real property within the Capital Improvement District for the purpose of establishing or enhancing public amenities.

VII. Enactment of bylaws designed to protect, beautify or enhance amenities in the Capital Improvement District and arterial approaches thereto.

Crystal Garden

As it concludes its fifth year of operation, the Crystal Garden is once again a major Victoria landmark building and a popular attraction for both locals and tourists alike.

Although this tourist season was the worst in the Garden's brief new existence, the operating results overall were gratifying. Experiencing only a modest operating deficit, (see financial statement) the Garden is well situated to take advantage of an economic recovery.

As the exhibition matures and changes, we increasingly receive favourable comments from visitors, many of whom are professionals in the areas of horticulture and aviculture.

A total of 145,000 people came to the Garden, whether as tourists or as participants in our community rentals program. Some 150 events occurred at the Garden, varying from craft fairs to wedding receptions, graduations and dances.

One of the most successful areas of the operation is the English Afternoon Tea which continues to increase in popularity, particularly among Seattle tour wholesalers.

When combining the attraction and its retailers, the facility generated approximately 2½ million dollars of business last year.

The tenanted retail stores have undergone major changes since the Garden opened, and are now operating successfully.

In the horticulture department, the lack of growing facilities continues to inhibit our ability to display some rare species of plants, and we must therefore rely on commercial growers for a limited choice of material.

Significantly, the Garden has become recognized for its participation in a unique natural pesticide control program. In cooperation with the Federal Department of Agriculture

and a local company, the Garden has been used as a testing area for a recently developed predator mite. The program supports our philosophy of employing natural rather than artificial pest controls.

In the livestock department, the addition of monkeys to the exhibit has greatly enhanced public enjoyment of the facility. Obtaining livestock continues to be a concern, as sources of supply become more localized, due in large measure to countries severely restricting the exportation of native birds and animals.

812 Wharf Street

Any proposed development or change in use on a waterfront site in Victoria's Inner Harbour rightfully can be expected to undergo close scrutiny. 812 Wharf Street is certainly no exception.

Today the thought of this site being used for its original purpose—a service station for motor cars—would probably be considered the most inappropriate use possible. The existing structure, complete with its reinforced concrete tower, still stands, largely as it was when completed in 1931. The Art Deco style tower is considered a heritage feature not to be removed or altered.

Designed by architects Townley and Matheson for Imperial Oil at a time when general enthusiasm for automobiles and airplanes was at a new peak, the tower was meant to serve both as an advertisement for the owners and as a navigational aid for seaplanes landing in the Inner Harbour. Even night flying was anticipated when a powerful Sperry beacon light was mounted on top.

The major part of the existing structure is below Wharf Street level and, even as a building to serve the automobile, never did reach its potential. In recent years its cavernous volume

served as a storage warehouse for Government material relating to the restoration of the Parliament Buildings.

The single storey portion above Wharf Street level at least, has seen service as gift shops, a fast food outlet and, since 1979, the home of the Visitors Information Centre.

The Provincial Capital Commission acquired title to the property in 1978 at the time when it was engaged in extensive reorganization of the transportation elements in the Inner Harbour.

In 1982 the Commission, anxious to see the property finally and appropriately contribute to the public amenity value of the prestigious location, publicly invited proposals for its development. Design Guidelines and the requirement to satisfy City zoning bylaws were incorporated in the Proposal Call.

Seven responses were received, and the two which best met the requirements were, at the request of P.C.C., combined. These were a restaurant and Jetfoil terminal.

Subsequent objections to the Jetfoil element, led eventually to City Council rezoning the site in late 1983 permitting only tourist offices, restaurants, public washrooms, museums, docks and parks.

Protracted negotiations between the Commission's ad hoc committee and the restaurant proponents produced a proposed development for the southerly two thirds of the original area. With the Commission's Design Guidelines and the new City Zoning Bylaw having been met in all respects, with the sole exception of the City parking requirements, the Commission and the developers finally agreed on the language of the proposed lease, and formally executed an Offer to Lease Agreement. The developer has until 1st September 1985 to obtain necessary City of Victoria approvals. All efforts are currently being directed towards the improvements being completed and the facilities available to the public for the 1986 tourist season.

The Visitor's information services, under the new name, "Tourism Victoria" are expected to continue at the present street level location, and the remaining one third of the

space below Wharf Street level, which is outside the restaurant's lease area, is expected to be made available by the Commission for other purposes such as a modern public washroom/laundry facility tailored to the needs of visiting boat traffic.

Cuthbert Holmes Park

Since early 1970s attempts have been made to formally create Cuthbert Holmes Park by consolidating the component parts of the proposed park which lay immediately south of the Trans Canada Highway, east of Admirals Road and is bounded by Tillicum Mall to the east.

Current ownership of the property is:

1) Municipality of Saanich	13.32 ha. (32.91 acres)
2) Crown Provincial	7.68 ha. (18.98 acres)
3) B.C. Hydro	6.07 ha. (15.00 acres)
4) Private	.33 ha. (0.82 acres)
5) Street Right of Way	.91 ha. (2.25 acres)

Both the Municipality of Saanich and the Provincial Government have made commitments to dedicate their holdings for park purposes.

The Municipality of Saanich will retain 3.3 ha. as the Tillicum Community Recreation Centre and dedicate the remaining 10.02 ha. as Cuthbert Holmes Nature Park.

The Ministry of Lands, Parks and Housing is currently assembling all Crown Provincial and Hydro holdings with the intent of transferring title of same to the Provincial Capital Commission.

Commission staff, in consultation with the Municipality of Saanich, is currently preparing recommendations relative to the development and management of the proposed park.

St. Ann's Academy

I Planning Process

As a first step in the planning process a meeting between the Provincial Capital Commission and the Heritage Trust was called to identify and agree upon a strategy for planning and implementation of the renovation/restoration program for St. Ann's Academy. As a result of that meeting it was agreed that a Technical/Heritage Committee be established to guide the planning process.

As yet no method of affording public involvement has been identified but it is anticipated that this would be one of the priorities of the technical planning committee.

One of the difficulties associated with federal involvement presently relates to the fact that any form of federal designation has been delayed pending the results of consideration given to studies on religious orders and schools in Canada.

II Baseline Historical Data

It is recognized that one of the first tasks will be to develop research documentation on both the building and the grounds at St. Ann's Academy. It was agreed by the Technical Committee that the assistance of the Heritage Conservation Branch should be requested and a letter to that effect has been sent to the Deputy Provincial Secretary.

The Provincial Capital Commission was extremely pleased to gain approval from the Heritage Trust for the hiring of a student during the summer to undertake development of Baseline Historical Data relative to St. Ann's Academy and the Legislative Precinct area. This material will be available at the end of the summer.

III Baseline Architectural Data

In addition to historical documentation it is also extremely important that structural data relating to the current condition and appearance of the physical structure of St. Ann's Academy be available. In this regard an approach has been made to Parks Canada requesting assistance by means of a photogrammetric survey of the building.

IV Near-term Building Utilization

A. Rentals Program

Commission is of the view that St. Ann's Academy would be an ideal location for historical/cultural/social oriented non-profit organizations to be housed. Although some organizations are currently tenanted at St. Ann's the rental program was put on hold as a result of public concern relative to fire safety. Since that time the Commission has undertaken a significant number of renovation and fire safety upgrading projects and has requested an evaluation of the fire safety of the building from the Local Assistant Fire Commissioner. Following the issue of an Upgrading Order, Commission appealed the order to the Provincial Commissioner's Office and presented a brief in response to the Order. It is anticipated that a decision from the Provincial Fire Commissioner's Office will be forthcoming in the near future.

NORTH ELEVATION

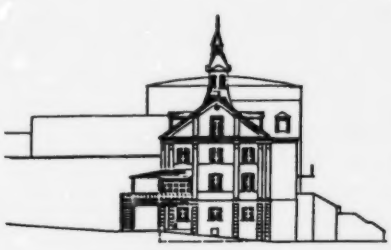
B. Auditorium Renovations

The Victoria Conservatory of Music which is currently a tenant at the St. Ann's Annex approached the Commission with a proposal to renovate the Auditorium at St. Ann's Academy for use as a recital facility. The Commission and the Conservatory have signed a letter of understanding and it is hoped that the two agencies will be able to generate adequate fiscal resources and agree to lease terms which would allow this portion of the St. Ann's structure to be renovated in the near future.

C. Chapel

In view of the fact that the Chapel at St. Ann's Academy is probably the most significant Heritage feature of the entire structure, Commission has adopted a policy whereby the Chapel will be restored and will be utilized primarily for Heritage Interpretation.

SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

V Mid-term Interior Renovations

Commission has identified a detailed interior renovation program which focusses heavily upon fire safety improvements but in essence deals with the upgrading of all services in the building. The items were identified by the Commission for restoration over an anticipated period of some six to seven years.

VI Long-term Exterior Renovation

It is expected that the exterior of St. Ann's Academy would be totally restored. In order to plan for and undertake such a restoration it is anticipated that considerable high level historical and technical expertise would be required. Although no plans have yet been developed or expertise identified it is anticipated that such would be one of the first tasks required of the Technical/Heritage Committee.

VII Time Line

The Provincial Capital Commission has asked staff to develop a critical path for consideration at Commission's regular meeting on 25th June 1985. Commission does not expect that major capital resources will be available for at least a two year period, however, it is anticipated that the total planning time required will be at least 12-18 months in any case. It is anticipated that since renovations would have to be staged on a floor by floor, zone by zone basis the program, regardless of availability of funds will take at least six to seven years.

The "Greenbelt" Committee

One of the Commission's goals, from its earliest days, has been the preservation and enhancement of the major highways approaching and ringing the City of Victoria.

Manifestations of the Commission's efforts to these ends have been:

1. acquisition in the early 60s of major tracts of undeveloped land along the Trans Canada Highway in the Goldstream vicinity;
2. improvements to the Scenic Marine Drive in the 50s and 60s; and
3. more recently, major landscaping improvements to highways in Central Saanich, Saanich and the City of Victoria.

Although the wording of the Act does not lend this goal any higher priority than the others, it does enable the Commission to cooperate with the member municipalities in the common pursuit of these ends. To assist the Commission in sustaining and expanding its efforts to protect and improve these important amenities, the "Greenbelt" Committee was created in 1982.

It is not surprising that, in the face of the pressures of an expanding population, these amenities are becoming more vulnerable to encroachment by inappropriate land uses. The Committee as a result has had to add to its agenda the increasing problems and concerns arising from:

4. the proliferation of roadside signs on the Pat Bay Highway; and
5. the spot roadside developments on all highway approaches which, if allowed to continue, would produce exactly the ribbons of urban sprawl that the Commission's "Greenbelt policy" is designed to discourage.

The term "Greenbelt" as in "Greenbelt Committee" and "Greenbelt policy" has been used by the Commission for

years—largely for want of a better alternative. In no sense is it intended to imply a direct link with or dependence upon, the Greenbelt Act. This Provincial Act has the preservation of greenbelt land as its purpose, and enables the Crown to both reserve Crown land and acquire land for reservation as greenbelt land. The Minister responsible for its administration is also required to maintain a register of all such greenbelt lands. Although there are parallels with the thrust of the Capital Commission Act, it is to be noted that the Commission's "Greenbelt" properties on the Trans Canada Highway were acquired with Provincial funds other than those relating to the Greenbelt Act. Consequently the Commission's "Greenbelt" holdings do not appear in the Greenbelt register.

Perhaps the best way to illustrate the Commission's understanding of its "Greenbelt" responsibilities is to describe in more detail the activities in this category over the years.

1. A major early project of the C.I.D.C. (P.C.C.) was a plan to enhance the principal highway approaches to the Capital Region. The Commission concentrated its early efforts on park improvement and the *acquisition of lands*. In particular, the Commission sought those properties fronting on the Trans Canada Highway in that section between Goldstream Park and Thetis Lake Park, hoping eventually to link the two parks, creating a rich green corridor through which to reach Victoria.

   The P.C.C. contribution to the success of this project is readily apparent as one drives through the Malahat to Goldstream Park and beyond. The overwhelming natural beauty of this region—its diverse vegetation and spectacular views—is preserved here for future generations to enjoy as we presently do.

   The Commission with $150,000 in 1962 and the good offices of the Minister of Public Works of the day achieved a lot, but unfortunately the passage of more than 20 years, the changes in land values and the increased other demands on government resources mitigate against land purchase as the most

reasonable approach to corridor preservation and enhancement. The Commission, through its "Greenbelt" Committee and negotiations with municipalities and the Capital Regional District is currently exploring other means of achieving the same objectives.

2. Another early concept in which the Commission played a major role was a plan to create a 69 mile *Scenic Marine Drive* completely encircling the Saanich Peninsula.

   The Scenic Marine Drive extends from Belleville Street in James Bay right around to Dallas Road along Hollywood Crescent, Crescent Road, King George Terrace to Beach Drive and on to Cadboro Bay Road up to Sinclair Road. From that point on the Drive continues, but it was not funded by the Commission, and joins the Patricia Bay Highway at Sayward Road in Saanich.

   Now classed as a secondary highway, this consolidated roadway is enjoyed by thousands and has certainly added to the realization of Greater Victoria's full tourism potential.

   It involved the City of Victoria and the municipalities of Oak Bay and Saanich, and although the full Drive was never completed, the very important areas requiring upgrading, widening, landscaping and parking were, enabling both visitors and residents to explore the many beaches and lookout points which punctuate the shoreline. The road, which is never far from the sea, negotiates escarpments and sheltered bays, presenting not only a picturesque drive in itself but affording superb vantage points from which to view the Straits of Juan de Fuca, the Olympic Range in Washington State, and even Mount Baker on a clear day. On the easterly side, Haro Strait and the Gulf Islands can be seen from the roadway, while driving through prime residential areas and lovely countryside. Several parksites and green areas have been incorporated. These include Laurel Point Park, Beacon Hill Park, Clover Point and Victoria Golf Club at Gonzales Point, but also those associated projects to which the Commission contributed directly viz. Mount Tolmie,

Willows Beach Esplanade, Cadboro Gyro Park, Quadra Park and Mount Douglas Park. $428,000 was spent on the project between 1956 and 1964.

3. The *highway approaches* to the city should not lose any of their attractiveness when they reach built-up areas and the city limits. Recognizing this the Commission has always made a special effort to cooperate with and assist municipalities and the Ministry of Transportation and Highways augmenting existing design standards in areas of special significance. Some of these projects, such as the Douglas Street, Rose-Blanshard and Brentwood landscaping improvements, received major financial assistance from the Commission. This work consisted of various rock retaining, median and planting installation contracts to the value of $376,800.

   Other major projects like the landscaping of the Blanshard Street and McKenzie Avenue extensions were achieved directly by the Highways Department following liaison with the municipalities and the Commission.

4. Generally the Commission's goals are found to be essentially, if not always totally, in tune with the aspirations of the municipalities, the region and sister Provincial agencies. Only in the case of the Indian lands on the Pat Bay Highway and the *proliferation of signboards* thereon is the Commission still endeavouring to determine how best it can bring its influence to bear on the situation. Public concern over this matter is mounting in step with the number of signs, and it is the "Greenbelt" Committee's intention to pursue a solution acceptable to all parties concerned and consistent with the Commission's view of its role in the community.

5. The Commission through the Act has direct control over proposed development of Provincial Crown land only, and in the case of all other lands can only exercise its *advocacy role* with other local authorities. The "Greenbelt" Committee holds a watching brief for all proposed changes that might adversely affect the highway approaches, and relies heavily on the cooperation of the municipalities, the Regional District and the various

Provincial Ministries that have agreed to notify the Commission of all applications for change within the geographical limits of particular concern to the Committee. This process results in the Commission formally submitting its comments when appropriate, and on occasion making personal presentations at rezoning public hearings.

6. Largely due to the efforts over many years of the Provincial government, the Capital Regional District, the Municipalities and some public spirited individuals the Commission's designated area is peppered with park lands large and small. The advantages of linking these assets with *pedestrian trails* are already apparent, and the Commission, in enthusiastic support of this concept, has asked its "Greenbelt" Committee to promote this objective where possible.

Songhees Property

The Provincial Capital Commission has held title to waterfront property on the Songhees site since 1979. The property in question was leased to Oakcrest Park Estates Ltd. with the proviso that construction would commence on a 300 unit hotel by 1st February 1985.

Unable to meet the requirements of the lease terms Oakcrest offered to voluntarily surrender the lease to the Provincial Capital Commission.

The P.C.C. accepted Oakcrest's offer and the Commission is now involved in discussions with the Ministry of Lands, Parks and Housing with a view to incorporating the subject property with the greater Songhees Development.

Other Properties

The P.C.C. is responsible for a number of properties in the areas of the Legislative precinct, particularly in Victoria's

Inner Harbour. They are:

1. The old Esso station, located on the corner of Government and Wharf Streets. It is tenanted by the Greater Victoria Visitors and Convention Bureau.

2. The old CPR building, located on Belleville Street. It is rented to the Royal London Wax Museum (ground floor and basement) and to Pacific Logging (second floor). Both tenancies are based on economic rent and have approximately another five years to run.

3. The Black Ball Ferry property is another Commission responsibility. The Corporation's lease expires in 1988 but provides for the right of renewal for a further ten years.

4. The two parking lots at Ship Point and Reid Site, both of which are located in the Inner Harbour. Revenues are received through a private contractor that administers the lots on the Commission's behalf.

5. The wharf at Ship Point. Only a portion of the entire wharf is Commission responsibility, and is administered by a wharfinger at current federal government rates. There is a special arrangement with the Robertson II training ship for regular wharfage at that site.

6. The Undersea Gardens is located on a Commission water lot and is leased at economic rent.

7. The old St. Ann's Academy secondary school building, on Academy Close which is tenanted by the Victoria Conservatory of Music.

8. In addition to maintaining many of the above properties, the Commission is responsible for landscaping several areas including Quadra Park, on Belleville Street.

Provincial Capital Commission Projects

The Commission has now over 90 improvement projects to its credit. Some of these were individual phases of larger projects taking several years to complete. Allowing that several projects may be grouped together into overall concepts, one is still likely to be impressed with the variety of subjects represented. Projects involving the Commission fall into three categories:

1) those initiated by member municipalities and receiving financial assistance from the Commission's Improvement/Beautification Fund,

2) those initiated by the Commission itself, undertaken with Commission operating funds and often designed inhouse,

3) special projects assigned by the Province to the Commission for implementation with specially warranted Provincial,Commission, or as has happened in the past, Federal funds.

Only a catalogue of all P.C.C. projects can give the complete picture, but the following examples of major projects in each category will serve to illustrate the diversity of Commission activity.

1) a. Gorge Waterway Improvements
   b. Victoria Chinatown Rehabilitation
   c. Colquitz River Park

2) a. Inner Harbour landscaping
   b. Belleville Street Forecourt development
   c. 812 Wharf Street development

3) a. Inner Harbour reorganization
   b. Crystal Garden restoration
   c. St. Ann's Academy renovation/restoration

Provincial Capital Commission Project Numbers and Expenditures

No.	Project Name	Expenditure	Complete
1.	Dallas Road Waterfront, Cook to Douglas	$ 60,420.00	YES
2.	Mount Tolmie Development, Stages 1 to 3	51,301.32	YES
3.	Extension, Superior Street	39,034.00	YES
4.	Willows Beach Esplanade	52,372.87	YES
5.	Dallas Road, Dock to Lewis	16,500.00	YES
6.	Beach Drive, Satellite to Newport	84,643.11	YES
7.	Illuminations, Beacon Hill Park	38,410.69	YES
8.	Gorge Park Development	25,523.67	YES
9.	King George Terrace	113,587.05	YES
10.	Protection Against Cliff Erosion	25,949.21	YES
11.	Marine Drive, Belleville to Dock	5,025.19	YES
12.	Memorial Crescent to Foul Bay Road	41,043.81	YES
13.	Marine Drive, Douglas to Erie	22,510.87	YES
14.	Marine Drive, Uplands to Sinclair	49,277.66	YES
15.	Cadboro Gyro Park	2,555.89	YES
16.	Scenic Drive, Uplands Park	37,260.48	YES

17.	Oswego Street, Belleville to Dallas	16,931.47	YES
18.	Inner Harbour Study	750.00	YES
19.	Marine Drive Signs	13,145.79	YES
20.	Land Acquisitions, Parliament Buildings Precinct	134,500.00	YES
21.	Beautification of Douglas Street	185,707.72	YES
22.	Landscaping, Corner of Oswego/Belleville (Quad Park)	7,604.54	YES
23.	Greenfields—Goldstream Greenbelt	107,538.61	YES
24.	Victoria Centennial Square	70,000.00	YES
25.	Operating and Maintenance	12,000.00	YES
26.	Beach Drive, Goodwin to Orchard	1,320.00	YES
27.	Confederation Garden Court	94,561.29	YES
28.	Landscaping, Mayfair and Cedar Hill Cross Road	10,954.67	YES
29.	Rose Street Rock Wall and Median Strip	27,000.00	YES
30.	Signal Hill Park Esquimalt	Cancelled	
31.	Extension to Willows Beach Esplanade	Cancelled	
32.	Decorative Lighting, Pioneer Square	7,100.00	YES
33.	Gorge Waterway Study	939.29	YES
34a.	Improvements to Gorge Waterway-Saanich	474,741.13	YES
34b.	Improvements to Gorge Waterway-Esquimalt	189,500.00	YES
35.	Gorge Waterway-Underground Wiring	105,000.00	YES
36.	Gorge Waterway-Beautification	Cancelled	

No.	Project Name	Expenditure	Complete
37.	Beautification of Rose-Blanshard Street approaches to City Centre	35,000.00	YES
38.	Beautification and Landscaping of Mount Tolmie Reservoir	10,000.00	YES
39.	Cedar Hill Cross Road, Gordon Head to Haro	47,066.47	YES
40.	Mount Tolmie-Summit Development Phase I	16,994.40	YES
41.	Centennial 71 Celebration Project	87,709.83	YES
42.	Kinsmen Park	11,178.21	YES
43.	Victoria Inner Harbour Developments	70,088.67	YES
44.	The Causeway-Lower Promenade	480,000.00	YES
45.	Belleville Street-Lower Promenade	68,853.11	YES
46.	Survey RE: Promenade-Esquimalt	6,000.00	YES
47.	Fleming Beach, Esquimalt	30,000.00	YES
48.	Gorge Waterway, Saanich Bath House Cove Area	99,573.61	YES
49.	Victoria Inner Harbour-Seawall and Promenade	91,300.00	YES
50.	West Bay Development-Esquimalt	173,500.00	YES
51.	Saanich-Mount Douglas Park	35,000.00	YES
52.	Reid Centre Site Improvements	100,000.00	YES
53.	Captain Cook Statue (Inner Harbour)	4,805.22	YES
54.	Victoria Inner Harbour-Dredging	175,980.77	YES

55.	Esquimalt-West Bay Developments-Phase III	85,580.00	NO
56.	Saanich-Gorge Park-Phase II	61,496.68	YES
57.	Victoria-West Bay Seafront Walkway Stage 1	117,500.00	YES
58.	Victoria Inner Harbour-Lower Promenade to Black Ball dock	96,424.99	YES
59.	Victoria Inner Harbour-Dredging Seabed to relocate M.V. Coho	110,000.00	YES
60.	Capital Region Area (Landscaping with trees-B.C.B.C.)	26,980.00	YES
61.	Crystal Garden (Consultant fees)	251,288.43	YES
62.	Victoria Inner Harbour-Ship Point Wharf	390,698.73	YES
63.	Victoria Inner Harbour-New Boat Basin-Wharf Street	544,156.78	YES
64.	Victoria Inner Harbour-Landscaping Furniture	42,466.91	YES
65.	Victoria Inner Harbour-Landscaping Trees	24,609.31	YES
66.	Crystal Garden-Renovations	2,607,757.92	YES
67.	Victoria Inner Harbour-Additional Dolphins-New Coho Berth	28,971.83	YES
68.	Victoria Inner Harbour-Demolition Black Ball Ferries Building	35,000.00	YES
69.	Victoria Inner Harbour-Relocation Undersea Gardens	44,619.57	YES
70.	Oak Bay-Bowker Creek	365,000.00	YES
71.	Victoria Inner Harbour-Consultant Services-Site Services and Reinstatement of Sites	93,500.30	YES

No.	Project Name	Expenditure	Complete
72.	Victoria-West Bay Development	25,000.00	YES
73.	Reid Site-Specialist Consultants	80,398.00	YES
74.	Former Esso Station-Relocation of Visitor's Centre, 812 Wharf Street	28,542.12	YES
75.	West Bay Development-Esquimalt	PROJECT 50	
76.	City of Victoria-Ship Point Wharf	12,600.00	YES
77.	Demolition of Visitor's Information Centre	5,836.08	YES
78.	Landscaping New Visitor's Information Site	17,000.00	YES
79.	Colquitz Creek Improvement	732,602.39	NO
80.	Chinatown Development	294,600.00	YES
81.	Arm Street Park Project (Esquimalt and Victoria)	120,000.00	YES
82.	Brentwood Bay Improvements-Saanich Phase I	95,200.00	NO
83.	Victoria-Urban Design Proposals	20,858.41	YES
84a.	C.P.R. Building-New Forecourt Phase I	233,956.36	YES
84b.	C.P.R. Building-New Forecourt-Phase II	265,712.97	NO
85.	Reay Creek/Lochside Drive (Sidney/North Saanich) Improvement Potential	2,845.00	NO
86.	Esquimalt-Fleming Beach	70,000.00	NO
87.	Landscaping Contract-Inner Harbour	26,000.00	YES

88.	St. Ann's Academy Operating Funds	2,026.05	NO
89.	Wharf Street Rock Wall-Beautification	63,500.00	NO
90.	Pioneer Park-Brentwood Bay Phase II	15,500.00	NO

PROVINCIAL CAPITAL COMMISSION
Balance Sheet as at 31 March 1985

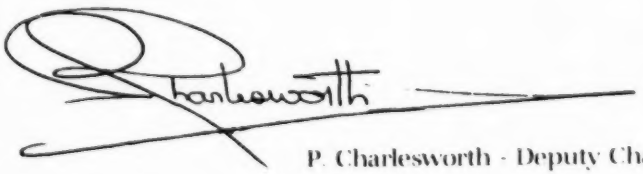
ASSETS	1985	1984
Cash	$ 110,046	$ 147,729
Short-term investments (market value $1,729,615; 1984-$1,505,467)	1,724,299	1,505,467
Accounts receivable	75,448	44,285
Due from the Province of British Columbia	—	19,544
Inventory	9,865	8,336
Prepaid expenses	10,324	13,707
Deferred charges	—	1,778
Property (note 3)	1	1
	$1,929,983	$1,740,847

The accompanying notes are an integral part of these financial statements.

Approved by the Commission:

K.A.S. Hill - Chairman

LIABILITIES	1985	1984
Accounts payable and accrued liabilities	$ 129,260	$ 167,487
Deferred rental income	13,395	10,289
	142,655	177,776
SURPLUS		
Appropriated (note 4)	162,344	195,947
Unappropriated	1,624,983	1,367,123
Contributed	1	1
	1,787,328	1,563,071
	$1,929,983	$1,740,847



P. Charlesworth - Deputy Chairman

PROVINCIAL CAPITAL COMMISSION

Statement of Revenue, Expenditure and Surplus

	Capital (Schedule 2)	
	1985	1984
REVENUE		
Province of British Columbia		
Operating grant (note 3)	$ —	$ —
Admissions	—	—
Ballroom, lounge rental and bar sales	—	—
Interest and other income	—	—
Tenant rentals	—	—
	—	—
EXPENDITURE		
Operating (Schedule 1)	—	—
Capital	73,294	512,053
	73,294	512,053
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURE	(73,294)	(512,053
TRANSFERS	39,691	256,924
INCREASE (DECREASE) IN SURPLUS	(33,603)	(255,129
SURPLUS (DEFICIT) BEGINNING OF YEAR	195,947	451,076
END OF YEAR	$162,344	$195,947
SURPLUS APPROPRIATED		
UNAPPROPRIATED		

for the Year Ended 31 March 1985

General		Crystal Garden		Total	
1985	1984	1985	1984	1985	1984
$ 256,500	$ 362,021	$ —	$ —	$ 256,500	$ 362,021
—	—	290,819	326,442	290,819	326,442
—	—	120,252	121,296	120,252	121,296
188,936	171,316	56,115	48,841	245,051	220,157
535,370	478,482	166,472	163,767	701,842	642,249
980,806	1,011,819	633,658	660,346	1,614,464	1,672,165
630,885	708,538	686,028	686,814	1,316,913	1,395,352
—	—	—	—	73,294	512,053
630,885	708,538	686,028	686,814	1,390,207	1,907,405
349,921	303,281	(52,370)	(26,468)	224,257	(235,240)
(39,691)	(256,924)	—	—	—	—
310,230	46,357	(52,370)	(26,468)	224,257	(235,240)
1,880,611	1,834,254	(513,488)	(487,020)	1,563,070	1,798,310
$2,190,841	$1,880,611	$(565,858)	$(513,488)	$1,787,327	$1,563,070
				$ 162,344	$ 195,947
				1,624,983	1,367,123
				$1,787,327	$1,563,070

PROVINCIAL CAPITAL COMMISSION

Schedule of Operating Expenses for the Year Ended 31 March 1985

	General Operations		Crystal Garden		Total	
	1985	1984	1985	1984	1985	1984
Accounting and professional services	$ 62,471	$ 87,674	$ 50	$ 3,082	$ 62,521	$ 90,756
Advertising and promotion	5,234	—	73,480	81,997	78,714	81,997
Amortization of deferred charges	—	—	1,779	2,830	1,779	2,830
Aviary	—	—	16,163	15,527	16,163	15,527
Bad Debts Expense	1,509	1,946	810	—	2,319	1,946
Ballroom, lounge and bar	—	—	50,963	52,835	50,963	52,835
Commission	35,858	29,178	—	—	35,858	29,178
Equipment rentals	8,553	6,034	—	—	8,553	6,034
Freight	—	—	1,258	717	1,258	717
Horticultural	—	—	19,077	15,338	19,077	15,338
Insurance	13,683	14,239	7,291	7,173	20,974	21,412
Janitorial	—	1,350	47,035	47,650	47,035	49,000
Landscaping	21,206	2,600	—	—	21,206	2,600
Miscellaneous	6,081	5,468	5,470	3,727	11,551	9,195
Office	21,480	7,492	5,329	5,886	26,809	13,378
Property taxes (note 6)	47,469	45,585	33,991	34,215	81,460	79,800
Rent	3,480	57,935	—	—	3,480	57,935
Repairs and maintenance	93,080	99,927	45,969	30,926	139,049	130,853
Royal visit	—	3,445	—	—	—	3,445
Salaries and benefits	238,410	307,401	239,737	245,009	478,147	552,410
Security	4,362	—	32,926	33,199	37,288	33,199
Telephone	8,475	1,041	5,241	4,324	13,716	5,365
Tours	—	—	26,585	20,928	26,585	20,928
Travel	—	164	1,304	2,724	1,304	2,888
Utilities	57,734	34,809	71,570	78,727	129,304	113,536
Wharfinger services	1,800	2,250	—	—	1,800	2,250
	$630,884	$708,538	$686,028	$686,814	$1,316,913	$1,395,352

Schedule 1

PROVINCIAL CAPITAL COMMISSION

Schedule of Appropriated Surplus for the Year Ended 31 March 1985

	Balance at Beginning of Year	Authorized Additions (Deletion) During the Year	Capital Expenditures During the Year	Balance End of Year
Colquitz Creek	$42,245	$ —	$20,038	$22,207
Reay Creek	2,845	30,000	2,857	29,988
Fleming Beach	70,000	—	38,840	31,160
Landscaping	5,809	(5,809)	—	—
St. Ann's Academy	11,548	—	11,548	—
Wharf Street Rock Wall	63,500	—	—	63,500
Brentwood Bay-Pioneer Park	—	15,500	11	15,489
	$195,947	$39,691	$73,294	$162,344

Schedule 2

PROVINCIAL CAPITAL COMMISSION
Notes to the Financial Statements for the Year Ended 31 March 1985

1. The Commission

The Provincial Capital Commission operates under authority of the Capital Commission Act, RSBC 1979, Chapter 42.

The Commission is responsible for the following:

- advising on the planning and funding of improvement and beautification projects in the Capital Improvement District,
- controlling and managing specific approved projects not under the direct control of member municipalities,
- co-ordinating construction and development work of all construction proposals on land controlled or owned by the Province in the Capital Improvement District,
- serving Greater Victoria through co-operation with local municipalities and by assistance funding to approved improvement and beautification projects, and
- operating the Crystal Garden and St. Ann's Academy.

2. Significant Accounting Policies

(a) Inventory

Inventory is valued at the lower of cost and net realizable value.

(b) Deferred charges

Expenditures associated with the negotiation of the Crystal Garden leases are amortized over five years.

(c) Fixed assets

Property comprised of land and buildings owned by the Commission is recorded at a nominal value of one dollar. Additions, renovations and beautification projects of a capital nature to land and buildings owned by the Commission are charged to capital operations as incurred.

Furnishings and equipment are charged to operating expenses in the year of acquisition.

(d) Short-term investments

Short-term investments are recorded at cost.

3. Property

Property recorded at a nominal value of one dollar represents forty-five properties transferred to the Commission from the Province of British Columbia as free Crown grants.

The aggregate assessed value of these properties, including improvements made by the Commission, was $25,836,000 at 31 December 1984 ($31,492,164 at 31 December 1983).

4. Appropriated Surplus

Appropriated surplus is comprised of balances of amounts approved by Order in Council for capital projects which are not yet completed.

5. Province of British Columbia Operating Grant

The operating grant represents a lump sum payment to the Commission by the Ministry of Finance to cover administrative expenses.

6. Property Taxes

Lands used for public purposes are exempt from property taxes. Property taxes in the financial statements relate only to commercial use properties owned by the Commission.

7. Subsequent Event

On April 30, 1985, the Commission had received a Surrender of Lease registered with the Land Title Office, relinquishing all rights to the property previously leased to Oakcrest Park Estates Ltd. Presently, the Commission is in the process of transferring the property to the Ministry of Lands, Parks and Housing.

8. Reclassifications

Certain of the 1984 financial statement items have been reclassified to conform with the presentation adopted in 1985.

Province of
British Columbia

Office of the
Auditor General
Province of British Columbia

8 Bastion Square
Victoria
British Columbia
V8V 1X4

AUDITOR'S REPORT

To the Chairman and Members of the
Provincial Capital Commission, and

To the Minister of Finance
Province of British Columbia:

I have examined the balance sheet of the Provincial Capital Commission as at 31 March 1985 and the statement of revenue, expenditure and surplus for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Commission as at 31 March 1985 and the results of its operations for the year then ended in accordance with generally accepted accounting principles, as modified by note 2(c) to the financial statements, applied on a basis consistent with that of the preceding year.

Erma Morrison

Erma Morrison, F.C.A.
Auditor General

Victoria, British Columbia
11 June 1985